



# *Flex/Industrial Owner/User Opportunity*

1203 W GENEVA DR | TEMPE, AZ 85282

# OFFERING SUMMARY

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LevRose Commercial Real Estate is pleased to present the opportunity to acquire 1203 W. Geneva Drive, a  $\pm 14,000$  SF freestanding flex/industrial building situated on  $\pm 1.03$  acres in the highly desirable Tempe industrial corridor. Built in 1980, the property offers a functional and efficient blend of warehouse and office space, including approximately 10,500 SF of warehouse with 14' clear height, an open and versatile floor plan, and a fully secured, paved yard. Zoned GID, the building supports a wide range of industrial, flex, distribution, and service oriented uses.

Strategically located just minutes from Loop 101, Loop 202, I-10, and US-60, the property provides exceptional regional connectivity, supporting efficient logistics, employee access, and proximity to Phoenix Sky Harbor International Airport and major employment hubs. 1203 W. Geneva Drive represents a compelling opportunity for owner users or tenants seeking to establish or expand their presence in one of the Valley's most dynamic industrial submarkets.



# OFFERING SUMMARY



**Sale Price:** \$3,575,000.00



**Building Size:** ±14,000 SF



**Lot Size:** ±1.03 AC (±45,000 SF)



**Year Built:** 1980



**Zoning:** GID, City of Tempe  
[Click Here to View Zoning](#)



**Clear Height:** 14'



**2025 Taxes:** \$20,057 (\$1.43/SF)



**Parcel Numbers:** 123-40-022



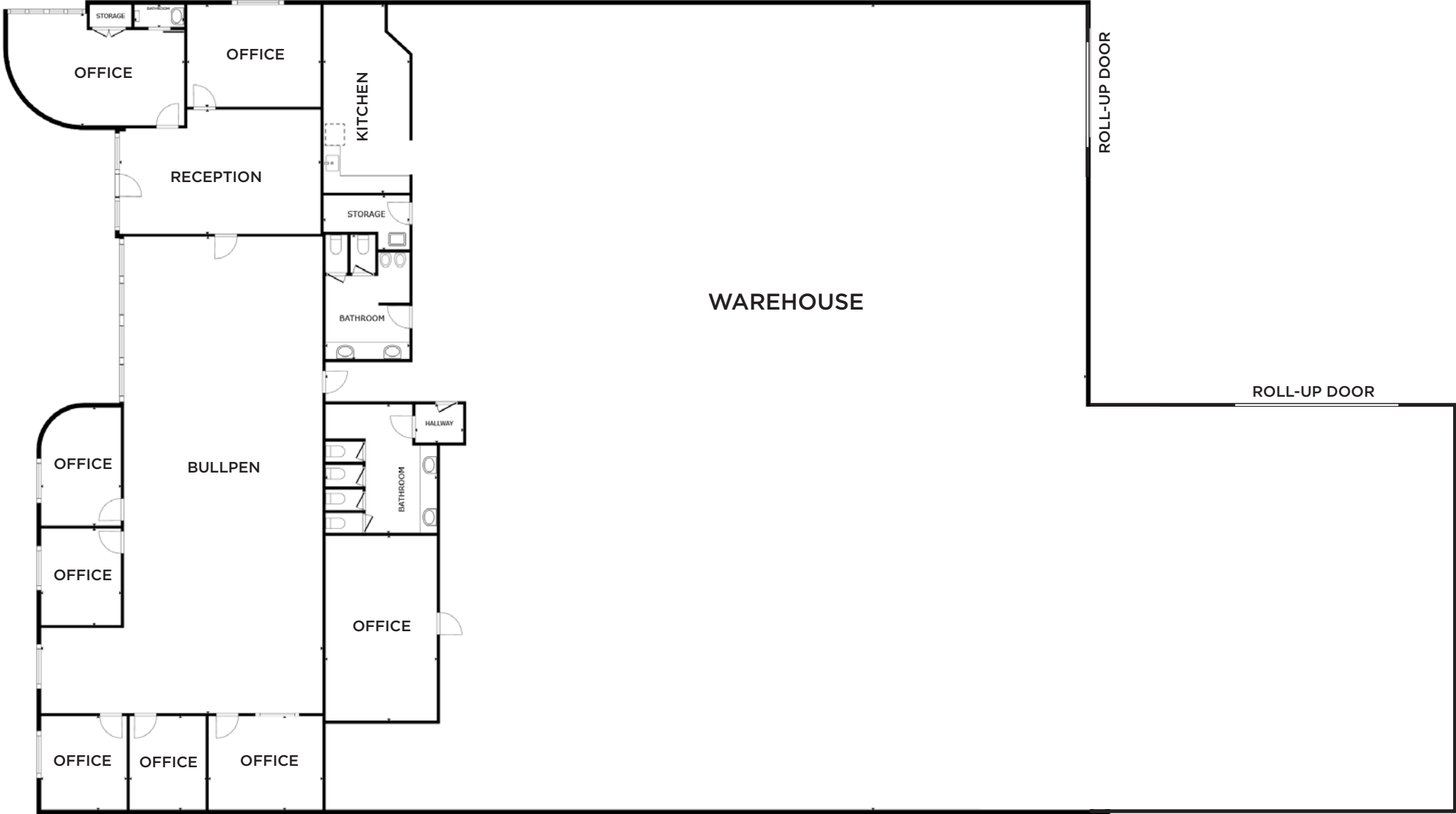
# PROPERTY HIGHLIGHTS

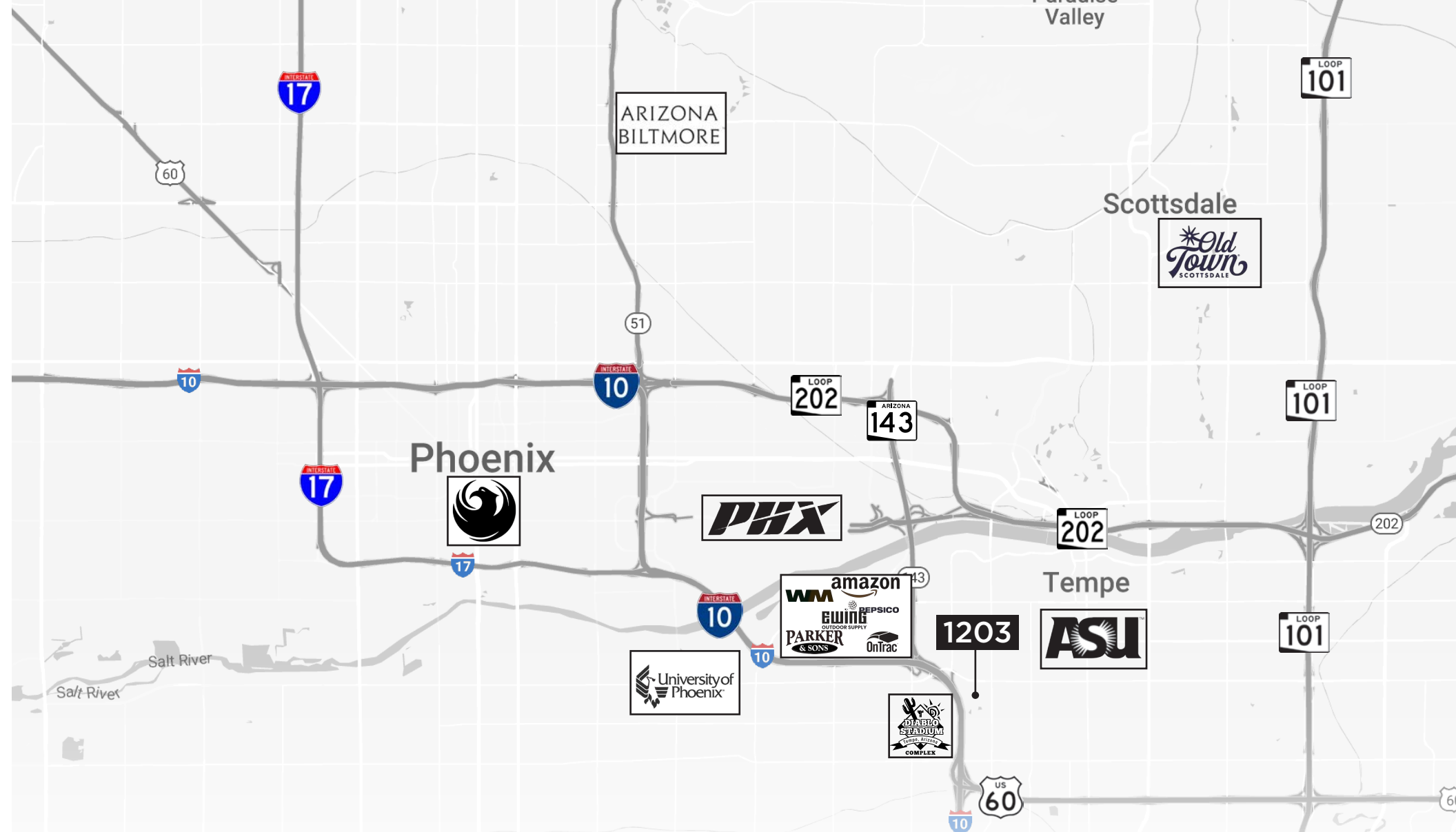
- Highly Functional  $\pm 14,000$  SF Flex/Industrial Building Featuring An Efficient  $\pm 75\%$  Warehouse To Office Configuration
- Rare Opportunity With A Fully Secured Gated Yard On A  $\pm 1.03$ -Acre Site In The Heart Of Tempe
- 14' Clear Height And An Open Warehouse Design Ideal For A Wide Range Of Industrial And Flex Users
- Strong Parking Ratio Of  $\pm 3.60/1,000$  With Excellent Onsite Circulation
- The Property Offers Immediate Access To Major Transportation Corridors, Providing Seamless Regional Connectivity



# FLOOR PLAN - ±14,000 SF

 [VIEW VIRTUAL TOUR](#)





# DRIVE TIME



±8 Minutes



±12 Minutes



±20 Minutes

ARIZONA  
BILTMORE™

±20 Minutes



±20 Minutes

# LEVROSE

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